



Communication Tower

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR Check all that apply to the project. **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$175
Greater than 1,200 square feet-\$345

- ☐ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)
- ☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

- ☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.
- ☐ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.
- ☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.
- ☐ Commercial Structure
- ☐ Other Principal Structure

#2 Other Construction/Change in Use-\$90

- ☐ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.
- ☐ Addition(s) to Accessory Structure
- ☐ New Deck Only or Deck Replacement
- ☐ Combination Addition(s) & Deck on the same structure
- ☐ Moving a Structure
- ☐ Sign
- ☐ Structure Alteration or Component Replacement
- ☐ Change in Use (i.e. converting an old cabin to storage)
What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$65

- ☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

- ☐ Plat-Minor Subdivision-\$685
- ☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$685
- ☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,375
- ☐ Lot Line Adjustment-\$90
- ☐ Parcel Review-\$90
- ☐ Performance Standard Subdivision-\$410

#4 Performance Standard-\$410
Additional Worksheets Required

- ☐ Borrow/Gravel Pit
- ☐ Home Business
- ☐ Land Alteration
- ☐ Communication (Cell) Tower
- ☐ Nonconforming Structure Replacement
- ☐ Addition to a structure that does not meet shoreline setback
- ☐ Other

#5 Site Evaluation
☐ Site Visit/Evaluation-\$175

#6 Wetland Reviews
Additional Worksheets Required

- ☐ No Loss/Exemption/Replacement Plan-\$175
- ☐ Wetland Delineation Review-\$410
- ☐ Wetland Banking Plan Review-\$1,340

#7 Public Hearings
Additional Worksheets Required

- ☐ Administrative Appeal-\$1,350
- ☐ Environmental Assessment-\$1,200
- ☐ Conditional Use Permit-\$685
- ☐ Conditional Use Permit Rehearing-\$220
- ☐ Interim Use Permit-\$685
- ☐ Interim Use Permit Rehearing-\$220
- ☐ General Purpose Borrow Pit-\$685
- ☐ Variance-\$685
- ☐ Variance Rehearing-\$220
- ☐ Multiple Hearing (Variance/conditional use)-\$1,020
- ☐ Rezoning-\$685

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

<input type="checkbox"/> New Structure(s)	*Structure Type	*Foundation Type	*Maximum Length	*Maximum Width	*Maximum Sq. ft	*Maximum Height
	(Same as box #1 or 2 above)	(Basement, Slab, Pier, etc)	(Exterior Footprint Only)	(Exterior Footprint Only)	(Exterior footprint only)	(Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type	*Foundation Type	*Maximum Length	*Maximum Width	*Maximum Sq. ft	*Maximum Height
	(Same as box #2 above)	(Basement, Slab, Pier, etc)	(Exterior Footprint Only)	(Exterior Footprint Only)	(Exterior footprint only)	(Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Zoning Department

Technical Assistance

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/land-use

Duluth

Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia

Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____

The sketch is to graphically illustrate your proposed project(s)

- ☐ ***All** Structures on the Property and Dimensions
- ☐ ***All** Driveways, Access Roads, and Wetlands
- ☐ ***All** Proposed Structures and Dimensions

- ☐ * **Distance** of Proposed Structures to Shoreline (Closest Point)
- ☐ * **Distance** of Proposed Structures to Septic System and Tank
- ☐ * **Distance** of Proposed Structures to Property Lines
- ☐ * **Distance** of Proposed Structures to Road Centerline and Right-of Ways

***Applicant Name:**

***Site Address:**

Sanitary Review: (To be determined by appropriate sanitary authority.)

Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____ Title _____



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PERFORMANCE STANDARD PERMIT

Please explain why the site was selected:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Has there been a visual study depicting where the structure will be visible from a developed land use within one (1) mile? (Please attach documentation.)
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the tower outside of significant migratory bird flight paths, as determined by the Minnesota Department of Natural Resources or the U.S. Fish and Wildlife Service?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the tower accommodate multiple users?

What type of tower is proposed? ☐ Monopole ☐ Guyed ☐ Other

If other, please explain:

Please describe the fencing plan:

STRUCTURE/TOWER DETAILS

TYPE

☐ Utility structure ☐ Tower ☐ Other

If other, please explain:

PROPOSED STRUCTURE/TOWER HEIGHT AND AREA

☐ No New Structure/Tower

<input type="checkbox"/> New Structure/Tower	Structure/ Tower	Foundation Type (Basement, Slab, Pier, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Peak)
	1		Feet	Feet	Sq. ft.	Feet
	2		Feet	Feet	Sq. ft.	Feet
	3		Feet	Feet	Sq. ft.	Feet

LIGHTING

☐ Yes ☐ No Will there be lighting used on the tower?

If Yes, what type? ☐ Strobe at all times ☐ Red at all times ☐ Combination red and strobe ☐ Other

If other, please explain:

TOWER LOCATION

☐ Yes ☐ No Will the tower be within 1,000 feet of a classified lake or residential zone district?

If Yes, distance in feet:

☐ Yes ☐ No Will the tower be between 1,000 feet and one half (1/2) mile of a classified lake?

If Yes, distance in feet:

☐ Yes ☐ No Will the tower be within one quarter (1/4) mile of a shallow or deep marsh or open water wetland?

If Yes, distance in feet:

☐ Yes ☐ No Will the tower be within one quarter (1/4) mile of a personal or private airstrip?

If Yes, distance in feet:

Distance, in feet, to the nearest residence:

Distance, in feet, to the nearest structure outside the property:

ATTACHMENTS

1. Approval from the local road authority providing access to the property.

2. Area coverage map for the proposed tower.

3. Authorization from the Federal Aviation Administration (FAA).

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